

**DRAFT**  
**General Comments**  
**on Use of**  
**Unit Costs, Area Cost Factors,**  
**Size Adjustment Factor, and Inflation Rate**  
November, 2002

The following tables for Unit Costs for DoD Facilities, Area Cost Factors (ACFs), Size Adjustment Factors, and OSD Inflation Rates also are maintained and available on the National Institute of Building Science (NIBS) Construction Criteria Database (CCB). Please address any questions regarding the following tables or cost engineering procedures to your participating Service member of the Tri-Service Committee on Cost Engineering.

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**Tables A1 and A2: Unit Costs for DoD Facilities:**

1. Table A1 provides metric unit cost data for DoD facilities in dollars per square meter (\$/m<sup>2</sup>). Table A2 provides equivalent English unit cost data in dollars per square foot (\$/SF).
2. Most of the unit costs and referenced facility sizes are based on historic construction award data for Air Force, Army and Navy projects with construction contracts awarded after January 1997. Unit costs for a few category codes that have a limited number of awarded projects are based on contracts awarded since 1990. The unit cost database includes only new construction

projects and does not include data from renovation or add/alter projects. The facility types or category codes listed represent those facilities more frequently constructed by the Services.

3. The unit costs are escalated to October 2005 and October 2006, the assumed midpoints of construction for FY05 and FY06, respectively. Use the official OSD inflation rates shown in Table D to escalate the FY05 unit costs beyond FY05.

4. The unit costs are for primary facilities only and do not include supporting facility costs; equipment acquired with other fund sources; construction contingency factors; supervision, inspection, and overhead (SIOH); or construction cost growth resulting from user changes, unforeseen site conditions, or contract document errors and omissions.

**Table B: Area Cost Factors:**

1. Use the area cost factors (ACFs) only with the primary facility unit costs from Table A.

2. Area cost factors for some locations have been updated from previous list based on the latest data input from the services' and field offices. In general, the area cost factors are developed based on the construction market condition of local costs for a market basket of 8 labor crafts, 18 construction materials, and 4 equipment items. These labor, materials, and equipment (LME) items are representative of the types of products and services used to construct most military facilities. In 2002, the market survey covered a list of 222 locations that includes 96 Base Cities (two per state in the continental US), 106 additional locations in the U.S., and 20 Overseas locations. A new construction market survey will be conducted in 2004.

3. Each of the LME costs is normalized and weighted to represent its contribution to the total cost of a typical facility. The normalized LME is then modified by seven matrix factors that cover local conditions affecting construction costs. These matrix factors include weather, seismic, climatic (frost zone, wind loads, and HVAC systems), labor availability, contractor overhead and profit, life support and mobilization, and labor productivity versus the U.S. standard. The resultant ACF for each location is normalized again by dividing by the Base City average to provide a final ACF that reflects the relative relationship of construction costs between that location and the Base City average as 1.00.

4. There is no easy correlation between these ACFs and previous ACFs for specific locations. No common benchmarks exist because both the Base City average and the relationships between cities change for each two-year cycle. It is possible, however, to compare differences between several locations in this database with differences between the same locations in previous databases.

5. Do not use these ACFs to modify parametric cost estimates, detailed quantity-take-offs, unit price book (UPB) line items, or commercial cost data. These other cost estimating systems and databases have their own processes and factors for adjusting costs to different locations.

6. The overall ACF for the state/country should be used when there is no specific ACF for a location within the state/country. The ACF for the closest location should be used only when

market conditions (e.g. material prices, labor rates, labor availability, bidding climate) are similar.

**Table C: Size Adjustment Factors:**

1. The Size Adjustment Factor table is based on data analysis that shows a correlation exists between project size and construction cost. Unit construction costs generally are lower for larger projects due to greater opportunities for material quantity discounts and for spreading mobilization, demobilization and general overhead costs over a greater number of units.
2. All unit costs are based on the referenced facility sizes. Use Table C, Size Adjustment Factor, to adjust unit costs for facilities whenever your project size differs from the referenced facility size shown in Table A1 or A2. Divide the gross area of your proposed facility by the referenced size for that facility type to determine the size relationship ratio. Use this ratio to find the appropriate size adjustment factor in Table C. Multiply the unit cost from Table A1 or A2 by the size adjustment factor to calculate the adjusted unit cost for your facility, if applicable.
3. Base your proposed project size on the total project scope to be awarded as a single construction contract, regardless of the number of buildings to be constructed within that scope. If a construction award project is to be broken into a number of discreet phases where the contractor has limited control over the phasing, use the average scope for all phases as the basis for your size adjustment calculations. In addition to using the size adjustment factors, in Table C, for enlisted dormitory (barracks) also use the project size adjustment factors in Table C, as applicable. (See EXAMPLE below.)
4. EXAMPLE: You propose to build a 144 Person/Room (4,752 m<sup>2</sup>) Enlisted Barracks/Dormitory in FY05. The referenced facility size taken from the unit cost summary is 9,250 m<sup>2</sup>. The size relationship ratio is 0.51 (4,752 m<sup>2</sup> divided by 9,250 m<sup>2</sup>). Enter Table C to find the Size Adjustment Factor of 1.08 and the project size adjustment factor of 1.03. Multiply the unit cost of \$1615/m<sup>2</sup> by 1.08 and 1.03 to determine that your adjusted unit cost is \$ 1,797/m<sup>2</sup>.
5. EXAMPLE: You propose to build a 3,500 m<sup>2</sup> multi-purpose administrative facility. The referenced facility size taken from the unit cost summary is 2,300 m<sup>2</sup>. The size relationship ratio is 1.52 (3,500 m<sup>2</sup> divided by 2,300 m<sup>2</sup>). Enter Table C to find the Size Adjustment Factor of 0.96. Multiply the unit cost of \$1507/m<sup>2</sup> by 0.96 to determine that your adjusted unit cost is \$ 1,447/m<sup>2</sup>.

**Table D: Inflation Rates:**

1. The inflation rates in Table D are based on Budget Authority guidance issued by the Principal Deputy Under Secretary of Defense (Comptroller) memorandum of 8 January 2002. Use these rates in submission of the President's Budgets for FY05 and FY06 and in supporting congressional justification materials.

2. The Table D inflation guidance has an arbitrary baseline of 1.00 for October 2005. The inflation indices are based on the Engineering News Record (ENR) historic data through October 2002 and the Comptroller-projected inflation rates after that date.

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**TABLE A1**  
**PRIMARY FACILITY UNIT COST DATA FOR DOD FACILITIES - METRIC UNITS**  
 NOVEMBER 2002

	FACILITY TYPE	REFERENCE SIZE GROSS m <sup>2</sup>	(NOTES 1 AND 2) UNIT COST (\$ PER m2)	
			FY 2005	FY 2006
1.	<b>SATELLITE COMMUNICATIONS CENTER</b> (WITH SHIELDING AND GENERATOR)	550	5,242	5,342
2.	<b>AIRCRAFT OPERATION BUILDING</b>			
	WITHOUT TOWER	950	2,347	2,391
	WITH TOWER	1,394	3,272	3,335
3.	<b>AIRFIELD FIRE AND RESCUE STATION</b> (DOES NOT INCLUDE CENTRAL ALARM SYSTEM)	750	2,164	2,205
4.	<b>OPERATIONS BUILDINGS</b>			
	GENERAL PURPOSE	2,300	1,453	1,481
	HEADQUARTERS	1,650	1,647	1,678
	SQUADRON	3,350	1,593	1,623
5.	<b>APPLIED INSTRUCTION BUILDINGS</b>			
	GENERAL INSTRUCTION	2,300	1,593	1,623
	HIGH TECH (AUTO-AID) TRAINING	2,300	1,830	1,865
6.	<b>RESERVE CENTER (NOTE 8)</b>	1,850	1,399	1,426
7.	<b>HANGARS</b>			
	MAINTENANCE/GENERAL PURPOSE	2,150	1,733	1,766
	HIGH BAY MAINTENANCE	3,250	2,131	2,172
8.	<b>SHOPS</b>			
	VEHICLE MAINTENANCE, WHEEL	2,800	1,561	1,590
	VEHICLE MAINTENANCE, TRACK	2,300	1,615	1,645
	AIRCRAFT AVIONICS	2,150	1,593	1,623
	INSTALLATION MAINTENANCE	2,900	1,227	1,250
	PARACHUTE AND DINGHY	750	1,722	1,755
	A/C MACHINE SHOP	1,850	1,647	1,678
9.	<b>STORAGE FACILITIES</b>			
	COLD STORAGE WAREHOUSE/PROCESSING	100	1,292	1,316
	COLD STORAGE WAREHOUSE	550	1,722	1,755
	GENERAL PURPOSE WAREHOUSE - LOW BAY	3,700	775	790
	GENERAL PURPOSE WAREHOUSE - HIGH BAY	9,290	883	899
	GENERAL PURPOSE MAGAZINE W/O CRANE	950	2,110	2,150
	HIGH EXPLOSIVE MAGAZINE	450	2,260	2,303
10.	<b>DOD MEDICAL FACILITIES (NOTE 3)</b>			
	STATION HOSPITAL	NA	2,195	2,237
	REGIONAL MEDICAL CENTER	NA	2,639	2,689
	MEDICAL CLINIC	4,650	2,140	2,180
	MEDICAL/DENTAL CLINIC	5,570	2,084	2,124
	DENTAL CLINIC	1,860	2,240	2,282
	AMBULATORY CLINIC	2,787	1,974	2,011

**TABLE A1**  
**PRIMARY FACILITY UNIT COST DATA FOR DOD FACILITIES - METRIC UNITS**  
**NOVEMBER 2002**

	FACILITY TYPE	REFERENCE SIZE GROSS m <sup>2</sup>	(NOTES 1 AND 2) UNIT COST (\$ PER m2)	
			FY 2005	FY 2006
11.	<b>ADMINISTRATIVE FACILITIES (NOTE 4)</b>			
	MULTI-PURPOSE	2,300	1,507	1,536
	DATA PROCESSING AREA FACILITY (INCLUDES ADMIN AND STORAGE)	1,950	1,991	2,029
	COMMAND HEADQUARTERS BUILDING	3,700	1,959	1,996
12.	<b>BARRACKS, DORMITORIES (NOTE 5)</b> (NOT INCLUDE KITCHENETTE EQUIPMENT)	9,250	1,615	1,646
13.	<b>UNACCOMPANIED OFFICERS QUARTERS (NOTE 5)</b>	4,100	1,615	1,646
14.	<b>DINING FACILITY</b> (INCLUDES KITCHEN EQUIPMENT AND INSTALLATION)	2,000	2,573	2,622
15.	<b>FIRE STATION COMMUNITY</b>	740	1,722	1,755
16.	<b>CHAPEL CENTER</b>	1,400	1,841	1,876
17.	<b>COMMISSARY</b> (SALES STORE W/ OPERATIONAL EQUIPMENT)	7,900	1,464	1,492
18.	<b>FAMILY SUPPORT</b>			
	CHILD DEVELOPMENT CENTER (NOTE 6)	1,400	1,787	1,821
	EDUCATION CENTER	930	1,722	1,755
	YOUTH CENTER	1,400	1,647	1,678
	FAMILY SERVICE CENTER	450	1,647	1,678
19.	<b>FAMILY HOUSING (NOTE 7)</b>			
	CONUS	NA	754	768
	OCONUS	NA	764	779
20.	<b>PHYSICAL FITNESS TRAINING CENTER</b>	2,790	1,733	1,766
21.	<b>MAIN EXCHANGE</b> (W/ MALL SERVICE SHOPS)	7,430	1,173	1,195
22.	<b>SERVICE CLUBS</b>	2,090	2,452	2,499
23.	<b>LIBRARIES</b>	1,100	1,722	1,755
24.	<b>RECREATION CENTERS</b>	1,850	1,647	1,678
25.	<b>BOWLING CENTERS</b> (8 LANES W/ PIN SPOTTING EQUIPMENT AND AUTOMATIC SCORING DEVICE)	700	1,733	1,766
26.	<b>DEPENDENT SCHOOLS</b>			
	ELEMENTARY	NA	1,507	1,536
	JUNIOR HIGH/MIDDLE	NA	1,529	1,558
	HIGH SCHOOL	NA	1,593	1,623
27.	<b>TEMPORARY LODGING FACILITIES</b>	2,790	1,518	1,547

**TABLE A1**  
**PRIMARY FACILITY UNIT COST DATA FOR DOD FACILITIES - METRIC UNITS**  
 NOVEMBER 2002

FACILITY TYPE	REFERENCE SIZE GROSS m <sup>2</sup>	(NOTES 1 AND 2) UNIT COST (\$ PER m2)	
		FY 2005	FY 2006
GENERAL NOTES			
1.	THESE UNIT COSTS ARE FORECAST TO A MIDPOINT OF CONSTRUCTION OF 1 OCTOBER FOR THE RESPECTIVE FISCAL YEAR WITH AN AREA COST FACTOR (ACF) OF 1.00.		
	A. UNIT COSTS DO NOT INCLUDE ALLOWANCES FOR CONSTRUCTION CONTINGENCIES AND SIOH.		
	B. THESE UNIT COSTS DO NOT INCLUDE ANTI-TERRORISM/FORCE PROTECTION COST.		
2.	THESE UNIT COSTS INCLUDE INSTALLED (BUILT-IN) BUILDING EQUIPMENT AND FURNISHINGS NORMALLY FUNDED WITH MILCON FUNDS.		
3.	UNIT COSTS FOR DOD MEDICAL FACILITIES INCLUDE CATEGORY A AND B EQUIPMENT, BUT DO NOT INCLUDE CATEGORY E AND F EQUIPMENT COSTS.		
4.	UNIT COSTS FOR ADMINISTRATIVE FACILITIES DO NOT INCLUDE POR FURNITURE SYSTEMS.		
5.	UNIT COSTS FOR BARRACKS AND UNACCOMPANIED OFFICERS QUARTERS DO NOT INCLUDE FREE-STANDING KITCHEN EQUIPMENT. IN ADDITION TO USING THE SIZE ADJUSTMENT FACTORS, USE THE PROJECT SIZE ADJUSTMENT FACTORS IN TABLE C.		
6.	UNIT COSTS FOR CHILD DEVELOPMENT CENTERS DO NOT INCLUDE FREE-STANDING FOOD SERVICE EQUIPMENT OR PLAYGROUND AREA AND EQUIPMENT.		
7.	UNIT COSTS FOR FAMILY HOUSING ARE BASED ON GROSS AREA AND INCLUDE COSTS FOR SPRINKLER SYSTEMS OR FIRE RATED CONSTRUCTION. UNIT COST FOR FAMILY HOUSING INCLUDE POST AWARD DESIGN COST.		
8.	FOR RESERVE FACILITIES OTHER THAN RESERVE CENTERS - USE UNIT COST FROM APPROPRIATE FACILITY TYPE		

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**TABLE A2**  
**PRIMARY FACILITY UNIT COST DATA FOR DOD FACILITIES - ENGLISH UNITS**  
 NOVEMBER 2002

	FACILITY TYPE	REFERENCE SIZE GROSS SF	(NOTES 1 AND 2) UNIT COST (\$ PER SF)	
			FY 2005	FY 2006
1.	<b>SATELLITE COMMUNICATIONS CENTER</b> (WITH SHIELDING AND GENERATOR)	6,000	487	496
2.	<b>AIRCRAFT OPERATION BUILDING</b>			
	WITHOUT TOWER	10,000	218	222
	WITH TOWER	15,000	304	310
3.	<b>AIRFIELD FIRE AND RESCUE STATION</b> (DOES NOT INCLUDE CENTRAL ALARM SYSTEM)	8,000	201	205
4.	<b>OPERATIONS BUILDINGS</b>			
	GENERAL PURPOSE	25,000	135	138
	HEADQUARTERS	18,000	153	156
	SQUADRON	36,000	148	151
5.	<b>APPLIED INSTRUCTION BUILDINGS</b>			
	GENERAL INSTRUCTION	25,000	148	151
	HIGH TECH (AUTO-AID) TRAINING	25,000	170	173
6.	<b>RESERVE CENTER (NOTE 8)</b>	20,000	130	132
7.	<b>HANGARS</b>			
	MAINTENANCE/GENERAL PURPOSE	23,000	161	164
	HIGH BAY MAINTENANCE	35,000	198	202
8.	<b>SHOPS</b>			
	VEHICLE MAINTENANCE, WHEEL	30,000	145	148
	VEHICLE MAINTENANCE, TRACK	25,000	150	153
	AIRCRAFT AVIONICS	23,000	148	151
	INSTALLATION MAINTENANCE	31,000	114	116
	PARACHUTE AND DINGHY	8,000	160	163
	A/C MACHINE SHOP	20,000	153	156
9.	<b>STORAGE FACILITIES</b>			
	COLD STORAGE WAREHOUSE/PROCESSING	11,000	120	122
	COLD STORAGE WAREHOUSE	6,000	160	163
	GENERAL PURPOSE WAREHOUSE - LOW BAY	40,000	72	73
	GENERAL PURPOSE WAREHOUSE - HIGH BAY	100,000	82	84
	GENERAL PURPOSE MAGAZINE W/O CRANE	10,000	196	200
	HIGH EXPLOSIVE MAGAZINE	5,000	210	214
10.	<b>DOD MEDICAL FACILITIES (NOTE 3)</b>			
	STATION HOSPITAL	NA	205	209
	REGIONAL MEDICAL CENTER	NA	245	250
	MEDICAL CLINIC	50,000	199	203
	MEDICAL/DENTAL CLINIC	60,000	194	198
	DENTAL CLINIC	20,000	208	212
	AMBULATORY CLINIC	30,000	183	186

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**TABLE A2**  
**PRIMARY FACILITY UNIT COST DATA FOR DOD FACILITIES - ENGLISH UNITS**  
 NOVEMBER 2002

	FACILITY TYPE	REFERENCE SIZE GROSS SF	(NOTES 1 AND 2) UNIT COST (\$ PER SF)	
			FY 2005	FY 2006
11.	<b>ADMINISTRATIVE FACILITIES (NOTE 4)</b>			
	MULTI-PURPOSE	25,000	140	143
	DATA PROCESSING AREA FACILITY (INCLUDES ADMIN AND STORAGE)	21,000	185	189
	COMMAND HEADQUARTERS BUILDING	40,000	182	185
12.	<b>BARRACKS, DORMITORIES (NOTE 5)</b> (NOT INCLUDE KITCHENETTE EQUIPMENT)	99,500	150	153
13.	<b>UNACCOMPANIED OFFICERS QUARTERS (NOTE 5)</b>	44,000	150	153
14.	<b>DINING FACILITY</b> (INCLUDES KITCHEN EQUIPMENT AND INSTALLATION)	21,500	239	244
15.	<b>FIRE STATION COMMUNITY</b>	8,000	160	163
16.	<b>CHAPEL CENTER</b>	15,000	171	174
17.	<b>COMMISSARY</b> (SALES STORE W/ OPERATIONAL EQUIPMENT)	85,000	136	139
18.	<b>FAMILY SUPPORT</b>			
	CHILD DEVELOPMENT CENTER (NOTE 6)	15,000	166	169
	EDUCATION CENTER	10,000	160	163
	YOUTH CENTER	15,000	153	156
	FAMILY SERVICE CENTER	5,000	153	156
19.	<b>FAMILY HOUSING (NOTE 7)</b>			
	CONUS	NA	71	72
	OCONUS	NA	72	73
20.	<b>PHYSICAL FITNESS TRAINING CENTER</b>	30,000	161	164
21.	<b>MAIN EXCHANGE</b> (W/ MALL SERVICE SHOPS)	80,000	109	111
22.	<b>SERVICE CLUBS</b>	22,500	228	232
23.	<b>LIBRARIES</b>	12,000	160	163
24.	<b>RECREATION CENTERS</b>	20,000	153	156
25.	<b>BOWLING CENTERS</b> (8 LANES W/ PIN SPOTTING EQUIPMENT AND AUTOMATIC SCORING DEVICE)	7,800	161	164
26.	<b>DEPENDENT SCHOOLS</b>			
	ELEMENTARY	NA	140	143
	JUNIOR HIGH/MIDDLE	NA	142	145
	HIGH SCHOOL	NA	148	151
27.	<b>TEMPORARY LODGING FACILITIES</b>	30,000	141	144

**TABLE A2**  
**PRIMARY FACILITY UNIT COST DATA FOR DOD FACILITIES - ENGLISH UNITS**  
 NOVEMBER 2002

FACILITY TYPE	REFERENCE SIZE GROSS SF	(NOTES 1 AND 2) UNIT COST (\$ PER SF)	
		FY 2005	FY 2006
<b>GENERAL NOTES</b>			
1.	THESE UNIT COSTS ARE FORECAST TO A MIDPOINT OF CONSTRUCTION OF 1 OCTOBER FOR THE RESPECTIVE FISCAL YEAR WITH AN AREA COST FACTOR (ACF) OF 1.00.		
	A. UNIT COSTS DO NOT INCLUDE ALLOWANCES FOR CONSTRUCTION CONTINGENCIES AND SIOH.		
	B. THESE UNIT COSTS DO NOT INCLUDE ANTI-TERRORISM/FORCE PROTECTION COST.		
2.	THESE UNIT COSTS INCLUDE INSTALLED (BUILT-IN) BUILDING EQUIPMENT AND FURNISHINGS NORMALLY FUNDED WITH MILCON FUNDS.		
3.	UNIT COSTS FOR DOD MEDICAL FACILITIES INCLUDE CATEGORY A AND B EQUIPMENT, BUT DO NOT INCLUDE CATEGORY E AND F EQUIPMENT COSTS.		
4.	UNIT COSTS FOR ADMINISTRATIVE FACILITIES DO NOT INCLUDE OR FURNITURE SYSTEMS.		
5.	UNIT COSTS FOR BARRACKS AND UNACCOMPANIED OFFICERS QUARTERS DO NOT INCLUDE FREE-STANDING KITCHEN EQUIPMENT. IN ADDITION TO USING THE SIZE ADJUSTMENT FACTORS, USE THE PROJECT SIZE ADJUSTMENT FACTORS IN TABLE C.		
6.	UNIT COSTS FOR CHILD DEVELOPMENT CENTERS DO NOT INCLUDE FREE-STANDING FOOD SERVICE EQUIPMENT OR PLAYGROUND AREA AND EQUIPMENT.		
7.	UNIT COSTS FOR FAMILY HOUSING ARE BASED ON GROSS AREA AND INCLUDE COSTS FOR SPRINKLER SYSTEMS OR FIRE RATED CONSTRUCTION. UNIT COST FOR FAMILY HOUSING INCLUDE POST AWARD DESIGN COST.		
8.	FOR RESERVE FACILITIES OTHER THAN RESERVE CENTERS - USE UNIT COST FROM APPROPRIATE FACILITY TYPE		

**TABLE B**  
**DOD AREA COST FACTORS**

November, 2002

PART I – U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
<b>ALABAMA</b>		<b>0.83</b>
	MOBILE	0.85
	MONTGOMERY	0.81
	(A) ANNISTON ARMY DEPOT	0.78
	(A) FORT MCCLELLAN	0.78
	(A) FORT RUCKER	0.77
	(AF) MAXWELL AIR FORCE BASE	0.81
	(N) MOBILE AREA	0.85
	(A) REDSTONE ARSENAL	0.85
<b>ALASKA</b>		<b>1.85</b>
	ANCHORAGE	1.68
	FAIRBANKS	2.03
	(N) ADAK NAVAL STATION	3.46
	(AF) CLEAR AIR FORCE BASE	2.15
	(AF) EACKERSON AIR FORCE BASE	3.50
	(AF) EIELSON AIR FORCE BASE	2.03
	(AF) ELMENDORF AIR FORCE BASE	1.68
	(A) FORT GREELY	2.15
	(A) FORT RICHARDSON	1.68
	(A) FORT WAINWRIGHT	2.03
<b>ARIZONA</b>		<b>0.99</b>
	FLAGSTAFF	1.00
	TUCSON	0.97
	(AF) DAVIS MONTHAN AIR FORCE BASE	0.98
	(A) FORT HUACHUCA	1.11
	(AF) LUKE AIR FORCE BASE	1.00
	(A) NAVAJO ARMY DEPOT	1.00
	(N) YUMA MCAS	1.14
	(A) YUMA PROVING GROUND	1.14
<b>ARKANSAS</b>		<b>0.90</b>
	FORT SMITH	0.89
	PINE BLUFF	0.90
	(A) FORT CHAFFEE	0.89
	(AF) LITTLE ROCK AIR FORCE BASE	0.87

LEGEND: A = ARMY; AF = AIR FORCE; H = HOUSING; N = NAVY

**TABLE B**  
**DOD AREA COST FACTORS**

November, 2002

PART I – U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
<b>ARKANSAS..(CONT)</b>		
(A)	PINE BLUFF ARSENAL	0.90
<b>CALIFORNIA</b>		<b>1.20</b>
	SAN DIEGO	1.17
	SAN FRANCISCO	1.23
(N)	29 PALMS MARINE CORPS BASE	1.32
(AF)	BEALE AIR FORCE BASE	1.26
(N)	CAMP PENDLETON MARINE CORPS BASE	1.17
(N)	CENTERVILLE BEACH	1.04
(N)	CHINA LAKE NAVAL WEAPONS CENTER	1.27
(H)	CONCORD	1.23
(AF)	EDWARDS AIR FORCE BASE	1.28
(N)	EL CENTRO NAVAL AIR FIELD	1.20
(A)	FORT HUNTER LIGGETT	1.23
(A)	FORT IRWIN	1.27
(A)	FORT ORD	1.21
(N)	LEMOORE	1.23
(N)	LOS ANGELES AREA	1.13
(AF)	MARCH AIR RESERVE STATION	1.01
(AF)	MCCLELLAN AIR FORCE BASE	1.12
(N)	MONTEREY AREA	1.21
(A)	OAKLAND ARMY BASE	1.23
(H)	POINT MUGU	1.14
(H)	POINT SUR	1.21
(N)	PORT HUENEME AREA	1.14
(A)	RIVERBANK ARMY AMMO PLANT	1.17
(A)	SACRAMENTO ARMY DEPOT	1.12
(H)	SAN BRUNO	1.23
(N)	SAN CLEMENTE ISLAND	1.88
(H)	SEAL BEACH	1.13
(A)	SHARPE ARMY DEPOT	1.22
(A)	SIERRA ARMY DEPOT	1.29
(N)	STOCKTON AREA	1.18
(AF)	TRAVIS AIR FORCE BASE	1.26
(AF)	VANDENBERG AIR FORCE BASE	1.19
<b>COLORADO</b>		<b>1.07</b>
	COLORADO SPRINGS	1.11

**TABLE B**  
**DOD AREA COST FACTORS**

November, 2002

PART I – U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
<b>COLORADO (CONT)</b>		
	DENVER	1.03
(AF)	AIR FORCE ACADEMY	1.11
(AF)	BUCKLEY AIR FORCE BASE	1.03
(AF)	CHEYENNE MOUNTAIN	1.19
(A)	FITZSIMONS ARMY MED CENTER	1.03
(A)	FORT CARSON	1.11
(AF)	PETERSON AIR FORCE BASE	1.11
(A)	PUEBLO ARMY DEPOT	0.96
(A)	ROCKY MOUNTAIN ARSENAL	1.03
(AF)	SCHRIEVER AIR FORCE BASE	1.19
<b>CONNECTICUT</b>		<b>1.10</b>
	BRIDGEPORT	1.07
	NEW LONDON	1.14
(N)	NEW LONDON AREA	1.14
(A)	STRATFORD ENG PLANT	1.07
<b>DELAWARE</b>		<b>1.05</b>
	DOVER	1.05
	WILMINGTON	1.05
(AF)	DOVER AIR FORCE BASE	1.06
<b>FLORIDA</b>		<b>0.83</b>
	MIAMI	0.87
	PANAMA CITY	0.79
(AF)	CAPE CANAVERAL	0.97
(AF)	EGLIN AIR FORCE BASE	0.80
(AF)	HOMESTEAD AIR FORCE BASE	0.87
(N)	JACKSONVILLE AREA	0.93
(N)	KEY WEST NAVAL AIR STATION	1.24
(H)	MAYPORT	0.91
(AF)	MACDILL AIR FORCE BASE	0.89
(N)	ORLANDO AREA	0.85
(N)	PANAMA CITY AREA	0.79
(N)	PENSACOLA AREA	0.87
(AF)	TYNDALL AIR FORCE BASE	0.79
(H)	WHITING FIELD	0.87

**TABLE B**  
**DOD AREA COST FACTORS**

November, 2002

PART I – U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
<b>GEORGIA</b>		<b>0.86</b>
	ALBANY	0.79
	ATLANTA	0.93
	(H) ATHENS	0.81
	(A) FORT BENNING	0.80
	(A) FORT GILLEM	0.93
	(A) FORT GORDON	0.84
	(A) FORT MCPHERSON	0.93
	(A) FORT STEWART	0.84
	(N) KINGS BAY	0.99
	(AF) MOODY AIR FORCE BASE	0.85
	(AF) ROBINS AIR FORCE BASE	0.83
<b>HAWAII</b>		<b>1.70</b>
	HONOLULU	1.66
	KANEOHE BAY	1.75
	(N) BARBERS POINT NAVAL AIR STN.	1.74
	(N) BARKING SANDS	1.74
	(N) FORD ISLAND	1.66
	(A) FORT DERUSSY	1.66
	(A) FORT SHAFTER	1.66
	(AF) HICKAM AIR FORCE BASE	1.66
	(N) KANEOHE MARINE CORPS AIR STN.	1.75
	(N) PEARL HARBOR	1.66
	(N) POHAKULOA	1.93
	(A) SCHOFIELD BARRACKS	1.67
	(A) TRIPLER ARMY MEDICAL CENTER	1.70
	(A) WHEELER ARMY AIR FIELD	1.67
<b>IDAHO</b>		<b>1.04</b>
	BOISE	0.97
	MOUNTAIN HOME	1.11
	(AF) MOUNTAIN HOME AIR FORCE BASE	1.11
<b>ILLINOIS</b>		<b>1.22</b>
	BELLEVILLE	1.16
	CHICAGO	1.29
	(N) FOREST PARK (CHICAGO)	1.29

**TABLE B**  
**DOD AREA COST FACTORS**

November, 2002

PART I – U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
<b>ILLINOIS..(CONT)</b>		
	(N) GLENVIEW (CHICAGO)	1.29
	(N) GREAT LAKES (NTC)	1.28
	(A) ROCK ISLAND ARSENAL	1.02
	(A) SAVANNAH ARMY DEPOT	0.98
	(AF) SCOTT AIR FORCE BASE	1.19
<b>INDIANA</b>		<b>0.98</b>
	INDIANAPOLIS	0.99
	LOGANSPOUT	0.98
	(N) CRANE NWSC	1.05
	(A) FORT BENJAMIN HARRISON	1.03
	(AF) GRISSOM AIR RESERVE BASE	1.05
	(A) JEFFERSON PROVING GROUND	0.92
<b>IOWA</b>		<b>1.00</b>
	BURLINGTON	1.05
	DES MOINES	0.96
	(A) IOWA ARMY AMMO PLANT	1.10
<b>KANSAS</b>		<b>0.95</b>
	MANHATTAN	0.96
	WICHITA	0.94
	(A) FORT LEAVENWORTH	1.05
	(A) FORT RILEY	1.08
	(A) KANSAS ARMY AMMO PLANT	1.01
	(AF) MCCONNELL AIR FORCE BASE	0.94
<b>KENTUCKY</b>		<b>0.92</b>
	LEXINGTON	0.88
	LOUISVILLE	0.96
	(A) FORT CAMPBELL	1.05
	(A) FORT KNOX	1.05
	(A) LEXINGTON/BLUE GRASS AD	0.95
	(N) LOUISVILLE NAVAL AIR STATION	0.96
<b>LOUISIANA</b>		<b>0.93</b>
	NEW ORLEANS	0.96

**TABLE B**  
**DOD AREA COST FACTORS**

November, 2002

**PART I – U.S. LOCATIONS**

<b>STATE</b>	<b>LOCATION</b>	<b>ACF INDEX</b>
<b>LOUISIANA..(CONT)</b>		
	(AF) BARKSDALE AIR FORCE BASE	0.89
	SHREVEPORT	0.89
	(A) FORT POLK	0.93
	(A) LOUISIANA ARMY AMMO PLANT	0.89
	(A) NEW ORLEANS ARMY BASE	0.96
<b>MAINE</b>		<b>1.05</b>
	BANGOR	1.05
	PORTLAND	1.05
	(N) BRUNSWICK AREA	1.11
	(N) CUTLER WINTER HARBOR	1.07
	(H) KITTERY/PORTSMOUTH	1.05
<b>MARYLAND</b>		<b>0.98</b>
	BALTIMORE	0.89
	LEXINGTON PARK	1.08
	(A) ABERDEEN PROVING GROUND	0.89
	(AF) ANDREWS AIR FORCE BASE	1.00
	(N) ANNAPOLIS	1.00
	(N) BETHESDA	1.00
	(N) CHELTONHAM (DC)	1.00
	(N) CHESAPEAKE BEACH	0.95
	(A) FORT DETRICK	1.00
	(A) FORT GEORGE G MEADE	1.00
	(A) FORT RITCHIE	0.89
	(A) HARRY DIAMOND LAB	1.00
	(N) INDIAN HEAD	0.97
	(N) PATUXENT RIVER AREA	1.08
	(N) THURMONT	1.10
<b>MASSACHUSETTS</b>		<b>1.13</b>
	BOSTON	1.16
	FITCHBURG	1.09
	(A) ARMY MAT & MECH LAB	1.15
	(A) FORT DEVENS	1.16
	(AF) HANSCOM AIR FORCE BASE	1.16

**TABLE B**  
**DOD AREA COST FACTORS**

November, 2002

PART I – U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
<b>MICHIGAN</b>		<b>1.13</b>
	DETROIT	1.15
	MARQUETTE	1.10
	(A) DETROIT ARSENAL	1.15
	(AF) K I SAWYER AIR FORCE BASE	1.10
<b>MINNESOTA</b>		<b>1.08</b>
	DULUTH	1.05
	MINNEAPOLIS	1.11
<b>MISSISSIPPI</b>		<b>0.84</b>
	BILOXI	0.90
	COLUMBUS	0.78
	(AF) COLUMBUS AIR FORCE BASE	0.78
	(N) GULFPORT AREA	0.90
	(AF) KEESLER AIR FORCE BASE	0.90
	(N) MERIDIAN NAVAL AIR STATION	0.94
<b>MISSOURI</b>		<b>0.99</b>
	KANSAS CITY	1.01
	SEDALIA	0.97
	(A) FORT LEONARD WOOD	1.13
	(A) LAKE CITY ARMY AMMO PLNT	1.03
	(A) ST LOUIS ARMY AMMO PLANT	1.09
	(AF) WHITEMAN AIR FORCE BASE	1.04
<b>MONTANA</b>		<b>1.14</b>
	BILLINGS	1.12
	GREAT FALLS	1.16
	(AF) MALMSTROM AIR FORCE BASE	1.16
<b>NEBRASKA</b>		<b>0.95</b>
	GRAND ISLAND	0.91
	OMAHA	0.99
	(A) CORNHUSKER ARMY AMMO PLANT	0.91
	(AF) OFFUTT AIR FORCE BASE	0.99
<b>NEVADA</b>		<b>1.20</b>
	HAWTHORNE	1.16

**TABLE B**  
**DOD AREA COST FACTORS**

November, 2002

PART I – U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
<b>NEVADA..(CONT)</b>		
	LAS VEGAS	1.24
(N)	FALLON	1.21
(A)	HAWTHORNE ARMY AMMO PLANT	1.16
(AF)	NELLIS AIR FORCE BASE	1.28
<b>NEW HAMPSHIRE</b>		
	CONCORD	1.08
	PORTSMOUTH	1.05
<b>NEW JERSEY</b>		
	NEWARK	1.15
	TRENTON	1.12
(N)	BAYONNE MOT	1.14
(N)	EARLE	1.21
(A)	FORT DIX	1.15
(A)	FORT MONMOUTH	1.10
(H)	LAKEHURST	1.16
(AF)	MCGUIRE AIR FORCE BASE	1.15
(A)	PICATINNY ARSENAL	1.20
<b>NEW MEXICO</b>		
	ALAMOGORDO	0.96
	ALBUQUERQUE	0.99
(AF)	CANNON AIR FORCE BASE	1.04
(AF)	HOLLOMAN AIR FORCE BASE	0.98
(AF)	KIRTLAND AIR FORCE BASE	0.99
(A)	WHITE SANDS MR	1.00
<b>NEW YORK</b>		
	ALBANY NEW YORK	1.02
	BUFFALO	1.12
(A)	FORT DRUM	1.13
(H)	LONG ISLAND	1.36
(A)	NEW YORK CITY	1.49
(N)	NIAGARA	1.12
(AF)	ROME LABORATORY	1.07
(H)	SCOTIA	1.02
(A)	SENECA ARMY DEPOT	1.06

**TABLE B**  
**DOD AREA COST FACTORS**

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PART I – U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
<b>NEW YORK..(CONT)</b>		
	(N) STATEN ISLAND	1.49
	(A) U S MILITARY ACADEMY	1.40
	(A) WATERVLIET ARSENAL	1.02
<b>NORTH CAROLINA</b>		<b>0.87</b>
	FAYETTEVILLE	0.87
	GREENSBORO	0.87
	(N) CAMP LEJEUNE AREA	0.96
	(N) CHERRY POINT	0.96
	(A) FORT BRAGG	0.88
	(N) NEW RIVER	0.96
	(AF) POPE AIR FORCE BASE	0.88
	(AF) SEYMOUR JOHNSON AIR FORCE BASE	0.83
	(A) SUNNY POINT	0.87
<b>NORTH DAKOTA</b>		<b>1.02</b>
	GRAND FORKS	0.95
	MINOT	1.09
	(AF) GRAND FORKS AIR FORCE BASE	0.95
	(AF) MINOT AIR FORCE BASE	1.09
<b>OHIO</b>		<b>0.98</b>
	DAYTON	0.96
	YOUNGSTOWN	1.00
	(A) RAVENNA ARMY AMMO PLANT	1.03
	(AF) WRIGHT-PATTERSON AIR FORCE BASE	0.96
<b>OKLAHOMA</b>		<b>0.92</b>
	LAWTON	0.92
	OKLAHOMA CITY	0.91
	(AF) ALTUS AIR FORCE BASE	0.99
	(A) FORT SILL	0.92
	(A) MCALESTER ARMY AMMO PLANT	0.84
	(AF) TINKER AIR FORCE BASE	0.91
	(AF) VANCE AIR FORCE BASE	0.92

**TABLE B**  
**DOD AREA COST FACTORS**

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PART I – U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
<b>OREGON</b>		<b>1.06</b>
	PENDLETON	1.06
	PORTLAND	1.06
(A)	UMATILLA ARMY DEPOT	1.19
<b>PENNSYLVANIA</b>		<b>1.05</b>
	PHILADELPHIA	1.10
	PITTSBURGH	0.99
(A)	CARLISLE BARRACKS	0.93
(A)	INDIANTOWN GAP MR	1.00
(A)	LETTERKENNY ARMY DEPOT	0.99
(N)	MECHANICSBURG AREA	0.93
(A)	NEW CUMBERLAND ARMY DEPOT	0.93
(A)	TOBYHANNA ARMY DEPOT	1.07
(N)	WARMINSTER	1.08
(H)	WILLOW GROVE	1.08
<b>RHODE ISLAND</b>		<b>1.04</b>
	NEWPORT	1.04
	PROVIDENCE	1.03
<b>SOUTH CAROLINA</b>		<b>0.88</b>
	CHARLESTON	0.92
	COLUMBIA	0.83
(N)	BEAUFORT AREA	1.01
(AF)	CHARLESTON AIR FORCE BASE	0.92
(A)	FORT JACKSON	0.83
(AF)	SHAW AIR FORCE BASE	0.83
<b>SOUTH DAKOTA</b>		<b>0.94</b>
	RAPID CITY	0.93
	SIOUX FALLS	0.94
(AF)	ELLSWORTH AIR FORCE BASE	0.93
<b>TENNESSEE</b>		<b>0.87</b>
	CHATTANOOGA	0.82
	MEMPHIS	0.92
(AF)	ARNOLD AIR FORCE BASE	0.89
(N)	MEMPHIS NAVAL AIR STATION	1.00

**TABLE B**  
**DOD AREA COST FACTORS**

November, 2002

PART I – U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
<b>TENNESSEE (CONT)</b>		
	(A) VOLUNTEER ORDINANCE WORKS	0.82
<b>TEXAS</b>		<b>0.81</b>
	SAN ANGELO	0.81
	SAN ANTONIO	0.82
	(AF) BROOKS AIR FORCE BASE	0.82
	(A) CAMP BULLIS	0.82
	(N) CORPUS CHRISTI AREA	0.90
	(N) DALLAS	0.90
	(AF) DYESS AIR FORCE BASE	0.97
	(A) FORT BLISS	0.92
	(A) FORT HOOD	0.85
	(A) FORT SAM HOUSTON	0.82
	(H) FORT WORTH	0.90
	(AF) GOODFELLOW AIR FORCE BASE	0.81
	(N) INGLESIDE NAVAL STATION	0.95
	(AF) KELLY AIR FORCE BASE	0.82
	(N) KINGSVILLE AREA	0.91
	(AF) LACKLAND AIR FORCE BASE	0.82
	(AF) LAUGHLIN AIR FORCE BASE	0.87
	(A) LONE STAR ARMY AMMO PLANT	0.89
	(A) LONGHORN ARMY AMMO PLANT	0.81
	(AF) RANDOLPH AIR FORCE BASE	0.82
	(A) RED RIVER ARMY DEPOT	0.89
	(AF) REESE AIR FORCE BASE	0.88
	(AF) SHEPPARD AIR FORCE BASE	0.93
<b>UTAH</b>		<b>1.01</b>
	OGDEN	1.00
	SALT LAKE CITY	1.02
	(A) DUGWAY PROVING GROUND	1.05
	(A) FORT DOUGLAS	1.02
	(AF) HILL AIR FORCE BASE	1.00
	(A) TOOEELE ARMY DEPOT	1.05
<b>VERMONT</b>		<b>1.01</b>
	BURLINGTON	1.02
	MONTPELIER	1.00

**TABLE B**  
**DOD AREA COST FACTORS**

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PART I – U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
<b>VIRGINIA</b>		<b>0.92</b>
	NORFOLK	0.94
	RICHMOND	0.91
	(H) CAMP PEARY	0.94
	(H) CHESAPEAKE	0.94
	(A) DAHLGREN	0.98
	(A) FORT A. P. HILL	0.98
	(A) FORT BELVOIR	1.00
	(A) FORT EUSTIS	0.94
	(A) FORT LEE	0.94
	(A) FORT MONROE	0.94
	(A) FORT MYER	1.00
	(A) FORT PICKETT	0.94
	(A) FORT STORY	0.94
	(AF) LANGLEY AIR FORCE BASE	0.94
	(N) QUANTICO	0.98
	(A) RADFORD ARMY AMMO PLANT	0.94
	(A) VINT HILL FARMS	0.94
	(N) WALLOPS ISLAND	1.12
	(H) YORKTOWN	0.94
<b>WASHINGTON</b>		<b>1.04</b>
	SPOKANE	1.02
	TACOMA	1.06
	(H) BANGOR	1.20
	(N) BREMERTON	1.20
	(N) EVERETT	1.11
	(AF) FAIRCHILD AIR FORCE BASE	1.02
	(A) FORT LEWIS	1.06
	(N) INDIAN HEAD	1.20
	(AF) MCCHORD AIR FORCE BASE	1.06
	(N) SILVERDALE	1.19
	(N) WHIDBEY ISLAND	1.27
	(A) YAKIMA FIRING RANGE	1.08
<b>WASHINGTON DC</b>		<b>1.00</b>
	(AF) BOLLING AIR FORCE BASE	1.00
	(A) FORT MCNAIR	1.00

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**TABLE B**  
**DOD AREA COST FACTORS**

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PART I – U.S. LOCATIONS

STATE	LOCATION	ACF INDEX
<b>WASHINGTON DC..(CONT)</b>		
	(A) WALTER REED ARMY MEDICAL CENTER	1.00
<b>WEST VIRGINIA</b>		<b>0.96</b>
	BLUEFIELD	0.94
	CHARLESTON	0.97
	(N) SUGAR GROVE	1.41
<b>WISCONSIN</b>		<b>1.08</b>
	MADISON	1.07
	MILWAUKEE	1.08
	(A) BADGER ARMY AMMO PLANT	1.14
	(A) FORT MCCOY	1.16
<b>WYOMING</b>		<b>0.97</b>
	CASPER	0.94
	CHEYENNE	1.00
	(AF) F E WARREN AIR FORCE BASE	1.00

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**TABLE B**  
**DOD AREA COST FACTORS**

November, 2002

**PART II – OCONUS LOCATIONS**

<b>NATION</b>	<b>LOCATION</b>	<b>ACF INDEX</b>	<b>CURRENCY EXCHANGE</b>	<b>REMARKS</b>
<b>ANTIGUA</b>		<b>1.90</b>	2.70	ANTIGUA \$/US \$
<b>AUSTRALIA</b>		<b>1.30</b>	1.92	AUSTRALIAN \$/US \$
	DARWIN	1.52		
	PERTH	1.16		
	SYDNEY	1.13		
	WOOMERA AS	1.38		
<b>AZORES</b>		<b>1.30</b>	198.83	PORT. ESCUDO/US \$
	LAJES	1.30		
<b>BAHAMAS</b>		<b>1.69</b>	1.00	BAHAMIAN \$/US \$
	ANDROS ISLAND	1.69		
<b>BAHRAIN</b>		<b>1.31</b>	0.38	BAHRAIN DINAR/US \$
<b>BELGIUM</b>		<b>1.21</b>	0.93	EURO/US \$
	BRUSSELS	1.21		
<b>BERMUDA</b>		<b>1.55</b>	1.00	BERMUDA \$/US \$
<b>CAMBODIA</b>		<b>1.60</b>	3,810.00	RIEL/US \$
	PHNOM PENH	1.60		
<b>CANADA</b>		<b>1.29</b>	1.58	CANADIAN \$/US \$
	ARGENTIA/ NEWFOUNDLAND	1.29		
<b>CHINA</b>		<b>1.58</b>	8.28	CHINESE YUAN/US \$
	HONG KONG	1.58		
<b>CRETE</b>		<b>1.22</b>	361.40	DRACHMA/US \$
	SOUDA BAY	1.22		
<b>CUBA</b>		<b>1.29</b>	1.00	US \$
	GUANTANAMO	1.29		
<b>DIEGO GARCIA</b>		<b>2.56</b>	1.00	US \$
	DIEGO GARCIA	2.56		
<b>EGYPT</b>		<b>1.30</b>	4.63	POUND/US \$
	CAIRO	1.30		
<b>GERMANY</b>		<b>1.22</b>	0.93	EURO/US \$
	FRANKFURT	1.20		
	KAISERSLAUTERN	1.22		
	SPANGDALHEM	1.23		
	TRIER	1.25		

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**TABLE B**  
**DOD AREA COST FACTORS**

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**PART II – OCONUS LOCATIONS**

<b>NATION</b>	<b>LOCATION</b>	<b>ACF INDEX</b>	<b>CURRENCY EXCHANGE</b>	<b>REMARKS</b>
<b>GREECE</b>		<b>1.32</b>	0.93	EURO/US \$
	ATHENS	1.32		
<b>GREENLAND</b>		<b>2.98</b>	7.39	DANISH KRONE/US \$
	THULE	2.98		
<b>GUAM</b>		<b>2.02</b>	1.00	US \$
	GUAM	2.02		
<b>ICELAND</b>		<b>2.10</b>	73.33	KRONA/US \$
	REYKJAVIK	2.10		
<b>INDIA</b>		<b>1.60</b>	48.64	INDIAN RUPI/US \$
	NEW DELHI	1.60		
<b>INDONESIA</b>		<b>1.21</b>	10,185.00	INDONISIAN RUPHIAH/US \$
	JAKARTA	1.21		
<b>ISRAEL</b>		<b>1.32</b>	4.62	NEW SHEKELS/US \$
<b>ITALY</b>		<b>1.24</b>	0.93	EURO/ US \$
	AVIANO	1.38		
	GAETA	1.18		
	ISOLA DI CAPO RIZZUTO	1.25		
	LA MADDALENA	1.28		
	NAPLES	1.18		
	SIGONELLA	1.15		
<b>JAPAN</b>		<b>1.62</b>	124.33	YEN/US \$
	ATSUGI	1.66		
	IWAKUNI	1.59		
	MISAWA	1.68		
	OKINAWA	1.52		
	TOKYO	1.64		
	YOKOSUKA	1.64		
<b>JOHNSTON ATOLL</b>		<b>2.22</b>	1.00	US \$
<b>KOREA</b>		<b>1.07</b>	1,265.00	WON/US \$
	CHINHAE	1.06		
	CHUNCHON	1.04		
	DMZ ZONE AREA	1.20		
	KUNSAN	1.12		
	OSAN	1.11		
	POHANG	1.04		
	PUSAN	1.04		
	PYONGTAEK	1.04		
	SEOUL	1.03		
	TAEGU	1.12		

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**TABLE B**  
**DOD AREA COST FACTORS**

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**PART II – OCONUS LOCATIONS**

<b>NATION</b>	<b>LOCATION</b>	<b>ACF INDEX</b>	<b>CURRENCY EXCHANGE</b>	<b>REMARKS</b>
<b>KOREA..(CONT)</b>				
	TONGDUCHON	1.04		
	WONJU	1.04		
<b>KUWAIT</b>		<b>1.23</b>	0.31	DINAR/US \$
<b>KWAJALEIN</b>		<b>2.29</b>	1.00	US \$
<b>MIDWAY ISLAND</b>		<b>2.21</b>	1.00	US \$
<b>MOROCCO</b>		<b>1.04</b>	10.22	DIRHAM/US \$
	CASABLANCA	1.04		
<b>NETHERLANDS</b>		<b>1.27</b>	2.22	GUILDER/US \$
	OSS	1.27		
<b>NEW ZEALAND</b>		<b>1.68</b>	2.37	NEW ZEALAND \$/US \$
	WELLINGTON	1.68		
<b>NORWAY</b>		<b>1.48</b>	9.031	KRONER/US \$
	OSLO	1.48		
<b>OMAN</b>		<b>1.12</b>	0.385	RILOMANI/US \$
	RUWI	1.12		
<b>PANAMA</b>		<b>1.20</b>	1.00	US \$
	PANAMA CITY	1.20		
<b>PHILIPPINES</b>		<b>0.61</b>	51.21	PHILIPPINE PESO/ US \$
	MANILLA	0.60		
	SUBIC BAY	0.62		
<b>PORTUGAL</b>		<b>1.24</b>	0.93	EURO/US \$
	LISBON	1.24		
<b>PUERTO RICO</b>		<b>1.36</b>	1.00	US \$
	ROOSEVELT ROADS	1.36		
	SAN JUAN	1.36		
<b>QATAR</b>		<b>1.24</b>	3.75	RIYAL/US \$
<b>SAUDI ARABIA</b>		<b>1.14</b>	3.75	RIYAL/US \$
	RIYADH	1.14		
<b>SEYCHELLES ISLAND</b>		<b>1.92</b>	1.00	US \$
<b>SPAIN</b>		<b>1.28</b>	0.93	EURO/US \$
	ROTA	1.28		

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**TABLE B**  
**DOD AREA COST FACTORS**  
November, 2002

**PART II – OCONUS LOCATIONS**

<b>NATION</b>	<b>LOCATION</b>	<b>ACF INDEX</b>	<b>CURRENCY EXCHANGE</b>	<b>REMARKS</b>
<b>THAILAND</b>		<b>1.09</b>	43.99	BAHT/US \$
	BANGKOK	1.09		
	CHANG MAI	1.09		
	CHANG RAI	1.09		
	KHANCHANA BURI	1.09		
	KORAT	1.09		
	PATTAYA	1.09		
	PHITSANULOK	1.09		
<b>TURKEY</b>		<b>0.91</b>	1,493,000	TURKEY LIRE/US \$
	ANKARA	0.91		
	INCIRLICK	0.90		
<b>UNITED ARAB EMIRATES</b>		<b>1.14</b>	3.75	RIYAL/US \$
	DUBAI	1.14		
<b>UNITED KINGDOM</b>		<b>1.22</b>	1.49	BRITISH POUND/US \$
	FAIRFORD/CROUGHTON	1.20		
	LAKENHEATH	1.20		
	MENWITH HILL	1.20		
	MILDENHALL	1.20		
	ST. MAWGAN	1.22		
	WEST RUISLIP	1.26		

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**TABLE C**  
**SIZE ADJUSTMENT FACTORS**  
**(ALL FACILITIES OTHER THAN MILITARY FAMILY HOUSING)**

November 2002

Size Relationship Ratio	Size Adjustment Factor	Size Relationship Ratio	Size Adjustment Factor	Size Relationship Ratio	Size Adjustment Factor	Size Relationship Ratio	Size Adjustment Factor
< 0.05	1.275	1.00	1.000	2.00	0.942	3.00	0.921
0.05	1.275	1.05	0.995	2.05	0.940	3.05	0.920
0.10	1.269	1.10	0.990	2.10	0.939	> 3.05	0.920
0.15	1.232	1.15	0.986	2.15	0.937		
0.20	1.202	1.20	0.982	2.20	0.936		
0.25	1.175	1.25	0.978	2.25	0.935		
0.30	1.152	1.30	0.974	2.30	0.933		
0.35	1.132	1.35	0.971	2.35	0.932		
0.40	1.114	1.40	0.968	2.40	0.931		
0.45	1.098	1.45	0.965	2.45	0.930		
0.50	1.084	1.50	0.962	2.50	0.929		
0.55	1.072	1.55	0.960	2.55	0.928		
0.60	1.060	1.60	0.957	2.60	0.927		
0.65	1.050	1.65	0.955	2.65	0.926		
0.70	1.041	1.70	0.953	2.70	0.925		
0.75	1.033	1.75	0.951	2.75	0.924		
0.80	1.025	1.80	0.949	2.80	0.924		
0.85	1.018	1.85	0.947	2.85	0.923		
0.90	1.011	1.90	0.945	2.90	0.922		
0.95	1.005	1.95	0.943	2.95	0.921		

MILITARY FAMILY HOUSING PROJECT SIZE ADJUSTMENT FACTORS		BARRACKS/DORMITORIES PROJECT SIZE ADJUSTMENT FACTORS	
NUMBER OF UNITS IN THE PROJECT	PROJECT SIZE FACTOR	NUMBER OF ROOMS IN THE PROJECT	PROJECT SIZE FACTOR
1-9	1.25	1-99	1.07
10-19	1.15	100-149	1.03
20-49	1.10	150-199	1.00
50-99	1.04	200-299	0.97
100-199	1.00	300+	0.95
200-299	0.93		
300+	0.90		

**TABLE D**  
**OSD INFLATION INDICES**  
**(OMB Rates for Projecting Future Escalation)**  
**(Baselined to October 2002 as 1.000)**  
**NOVEMBER 2002**

<b>Fiscal Year</b>	<b>Start Fiscal Year (Month Yr)</b>	<b>(Note 1) ENR Indices (Raw)</b>	<b>(Note 2) OSD Budget Authority %</b>	<b>(Note 3) OSD Inflation Indices</b>
1980	Oct 79	1900		0.494
1981	Oct 80	1976		0.514
1982	Oct 81	2151		0.559
1983	Oct 82	2262		0.588
1984	Oct 83	2416		0.628
1985	Oct 84	2424		0.630
1986	Oct 85	2441		0.634
1987	Oct 86	2511		0.653
1988	Oct 87	2569		0.668
1989	Oct 88	2612		0.679
1990	Oct 89	2662		0.692
1991	Oct 90	2728		0.709
1992	Oct 91	2786		0.724
1993	Oct 92	2867		0.745
1994	Oct 93	3016		0.784
1995	Oct 94	3116		0.810
1996	Oct 95	3117		0.810
1997	Oct 96	3284		0.853
1998	Oct 97	3372		0.876
1999	Oct 98	3423		0.890
2000	Oct 99	3505		0.911
2001	Oct 00	3547		0.922
2002	Oct 01	3602		0.936
2003	Oct 02	3651	1.60%	0.949
2004	Oct 03	3709	1.80%	0.964
2005	Oct 04	3776	1.90%	0.981
2006	Oct 05	3848	1.90%	1.000
2007	Oct 06	3921	1.90%	1.019
2008	Oct 07	3996	1.90%	1.038
2009	Oct 08	4071	1.90%	1.058
2010	Oct 09	4149	1.90%	1.078
2011	Oct 10	4228	1.90%	1.099
<p>Note 1: Inflation multipliers through October 2002 are based on Engineering News Record Building Construction Indices.</p> <p>Note 2: Inflation multipliers after October 2002 are projections based on the Price Escalation Indices (Annual Rates in Percentages) for the OSD Budget Authority for Rates for Military Construction/Military Family Housing Construction per guidance issued by the Principal Deputy Under Secretary of Defense (Management Reform) on 8 Jan 2002.</p> <p>Note 3: Use these inflation indices to adjust unit costs for projects FY 2005 and beyond unless OUSD modifies the rate. The inflation rates are subject to change during the course of the budget.</p>				

**DOD**  
**FY 2004 - FY 2005 –FY 2006 Guidance Unit Costs**  
**DRAFT**

<b>Category Code Number</b>	<b>Category Code Description</b>	<b>Guidance Size (square meters)</b>	<b>FY 2004 Guidance Unit Cost (\$/m2)</b>	<b>FY 2005 Guidance Unit Cost (\$/m2)</b>	<b>FY 2006 Guidance Unit Cost (\$/m2)</b>
131.15	Communication Center (with shielding)	550 m2	5145	5242	5342
141.20	Aircraft Fire and Rescue Station	750 m2	2088	2164	2205
141.25	Combined Structural/Aircraft Fire/Rescue Station	750 m2	2088	2164	2205
141.40	Aircraft Operations Building (excl control towers)	950 m2	2304	2347	2391
143.20	Ordnance Operations Building	2,300 m2	1421	1453	1481
171.15	Reserve Training Building *	1,850 m2	1346	1399	1426
171.20	Applied Instruction Building	2,300 m2	1507	1593	1623
171.35	Operational Trainer Facility (high tech training)	2,300 m2	1798	1830	1865
211.05/06/07	Maintenance Hangar - Type I	2,150 m2	1679	1733	1766
211.05/06/07	Maintenance Hangar - Type II (high bay)	3,250 m2	2088	2131	2172
211.45	Avionics Shop (non-NARF)	2,150 m2	1582	1593	1623
211.75	Parachute/Survival Equipment Shop (non-NARF)	750 m2	1690	1722	1755
213.58	Boat Shop	750 m2	1690	1722	1755
214.20	Automotive Vehicle Maintenance Shop	2,800 m2	1475	1561	1590
214.53	Field Maintenance Shop-combat/auto/track:USMC	2,300 m2	1550	1615	1645
219.10	Public Works Shop	2,900 m2	1249	1227	1250
421.22	High Explosive Magazine	450 m2	2217	2260	2303
421.72	Missile Magazine	450 m2	2217	2260	2303
431.10	Cold Storage Warehouse	550 m2	1690	1722	1755
441.10	General Warehouse	3,700 m2	732	775	790
441.11	General Warehouse (Marine Corps)	3,700 m2	732	775	790
510.10	Hospital	N/A	2035	2195	2237
540.10	Dental Clinic	1,860 m2	2131	2240	2282
550.10	Medical Clinic	4,650 m2	1830	2140	2180
610.10	Administrative Office	2,300 m2	1442	1507	1536
610.20	Data Processing Center	1,950 m2	1959	1991	2029
610.72	Battalion/Squadron Headquarters (Marine Corps)	3,700 m2	1927	1991	2029
721.11	Bachelor Enlisted Quarters (E1-E4)	9,250 m2	1582	1615	1646
721.12	Bachelor Enlisted Quarters (E5-E6)	9,250 m2	1582	1615	1646
721.13	Bachelor Enlisted Quarters (E7-E9)/USMC:E6-E9	9,250 m2	1582	1615	1646
722.10	Enlisted Dining Facility	2,000 m2	2530	2573	2622
724.11	Bachelor Officers Quarters (W-1 through O-2)	4,100 m2	1582	1615	1646
724.12	Bachelor Officers Quarters (O-3 and above)	4,100 m2	1582	1615	1646
730.10	Fire Station	740 m2	1582	1722	1755
730.83	Chapel	1,400 m2	1808	1841	1876
730.84	Religious Education Building	930 m2	1507	1722	1755

**DOD**  
**FY 2004 - FY 2005 –FY 2006 Guidance Unit Costs**  
**DRAFT**

<b>Category Code Number</b>	<b>Category Code Description</b>	<b>Guidance Size (square meters)</b>	<b>FY 2004 Guidance Unit Cost (\$/m2)</b>	<b>FY 2005 Guidance Unit Cost (\$/m2)</b>	<b>FY 2006 Guidance Unit Cost (\$/m2)</b>
740.04	Exchange (with cafeteria)	1,100 m2	<b>1152</b>	<b>1173</b>	<b>1195</b>
740.05	Exchange (with snack stand)	1,100 m2	<b>1152</b>	<b>1173</b>	<b>1195</b>
740.20	Temporary Lodging	2,790 m2	<b>1486</b>	<b>1518</b>	<b>1547</b>
740.23	Commissary	7,900 m2	<b>1432</b>	<b>1464</b>	<b>1492</b>
740.25	Family Services Center	450 m2	<b>1615</b>	<b>1647</b>	<b>1678</b>
740.40	Bowling Alley	700 m2	<b>1701</b>	<b>1733</b>	<b>1766</b>
740.43	Gymnasium	2,790 m2	<b>1701</b>	<b>1733</b>	<b>1766</b>
740.54	Recreation Building	1,850 m2	<b>1615</b>	<b>1647</b>	<b>1678</b>
740.55	Youth Center	1,400 m2	<b>1615</b>	<b>1647</b>	<b>1678</b>
740.74	Child Care Center	1,400 m2	<b>1701</b>	<b>1787</b>	<b>1821</b>
740.76	Library	1,100 m2	<b>1507</b>	<b>1722</b>	<b>1755</b>

**General Notes:**

1. Unit Costs are developed by a Tri-Service Committee on Cost Engineering and are the same as those issued by OSD. The Unit Costs are forecast to an assumed mid-point of construction for projects in the respective fiscal year for an Area Cost Factor (ACF) of 1.00. The Unit Costs do not include allowances for contingency or supervision, inspection and overhead (SIOH).
2. Unit Costs include built-in equipment and furnishings normally MILCON-funded, but do not include the costs of building Information Systems (communications) inside the five-foot line nor high cost (\$50,000 or greater) built-in equipment unusual to the facility.
3. Unit Costs of DOD Medical Facilities include Category “A” and “B” equipment, but do not include the costs of Categories E and F equipment.
4. Unit Costs of Administrative Facilities do not include system furniture or pre-wired workstations.
5. Unit Costs of Bachelor Quarters do not include free standing kitchen equipment.
6. Unit Costs of Child Development Centers do not include free standing food service equipment, or playground equipment.
7. FY 2004 Guidance Unit Costs are final.  
FY 2005 Guidance Unit Costs are revised in entirety.  
FY 2006 Guidance Unit Costs are initial.
8. Unit Cost do not include anti-terrorism/force protection cost.

# NAVFAC Construction Cost Index

## Historical and Projected

### June 2002

<b>Fiscal</b>													<b>% Increase</b>
<b>Year</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>(FY)</b>
1987	2511	2511	2511	2515	2510	2518	2523	2524	2525	2536	2557	2565	2.44
1988	2569	2564	2589	2574	2576	2586	2591	2592	2595	2538	2611	2612	1.83
1989	2612	2616	2617	2619	2613	2616	2620	2621	2626	2631	2640	2668	2.14
1990	2672	2675	2679	2673	2674	2684	2684	2697	2725	2725	2721	2729	2.29
1991	2728	2730	2719	2719	2716	2726	2736	2723	2733	2757	2792	2785	2.05
1992	2786	2791	2784	2780	2779	2799	2809	2828	2838	2845	2854	2857	2.59
1993	2867	2873	2875	2886	2886	2916	2976	3071	3066	3038	3014	3009	5.32
1994	3016	3029	3046	3071	3106	3116	3127	3125	3115	3107	3109	3116	3.56
1995	3116	3109	3110	3112	3111	3103	3100	3096	3095	3114	3121	3109	-0.22
1996	3117	3131	3128	3127	3131	3135	3148	3161	3178	3190	3218	3239	4.18
1997	3277	3295	3302	3323	3324	3316	3364	3377	3396	3392	3385	3378	4.29
1998	3372	3350	3370	3363	3372	3368	3375	3374	3379	3382	3391	3414	1.07
1999	3423	3424	3419	3425	3417	3411	3421	3422	3433	3460	3474	3494	2.34
2000	3505	3498	3497	3503	3523	3536	3534	3558	3553	3545	3546	3539	1.29
2001	3547	3541	3548	3545	3536	3542	3541	3547	3572	3626	3605	3597	1.64
2002	3603	3596	3548	3581	3581	3597	3583	3612	3624	3629 p	3634 p	3639 p	1.17
2003	3643 p	3648 p	3653 p	3658 p	3663 p	3668 p	3673 p	3678 p	3682 p	3687 p	3692 p	3697 p	1.59
2004	3703 p	3708 p	3714 p	3719 p	3725 p	3731 p	3736 p	3742 p	3747 p	3753 p	3759 p	3764 p	1.81
2005	3770 p	3776 p	3782 p	3788 p	3794 p	3800 p	3806 p	3812 p	3818 p	3824 p	3830 p	3836 p	1.91
2006	3842 p	3849 p	3855 p	3861 p	3867 p	3873 p	3879 p	3885 p	3891 p	3898 p	3904 p	3910 p	1.93
2007	3916 p	3922 p	3929 p	3935 p	3941 p	3947 p	3953 p	3960 p	3966 p	3972 p	3979 p	3985 p	1.92
2008	3991 p	3998 p	4004 p	4010 p	4017 p	4023 p	4029 p	4036 p	4042 p	4048 p	4055 p	4061 p	1.91
2009	4068 p	4074 p	4081 p	4087 p	4094 p	4100 p	4106 p	4113 p	4119 p	4126 p	4133 p	4139 p	1.92
2010	4146 p	4152 p	4159 p	4165 p	4172 p	4179 p	4185 p	4192 p	4198 p	4205 p	4212 p	4218 p	1.91

Projected Indices are followed by the letter "p".

Escalation Factor = 
$$\frac{\text{Index of the "escalated to" date}}{\text{Index of the "escalated from" date}}$$

Historical indices are based upon the Engineering News Record Building cost index.  
All indices are based upon fiscal year rates.

Projected indices are based on official OASD projected rates as follows:

<b><u>Fiscal Year</u></b>	<b><u>% Per Year</u></b>	<b><u>% Per Month</u></b>
2002	1.60	0.133
2003	1.60	0.133
2004	1.80	0.150
2005	1.90	0.158
2006	1.90	0.158
2007	1.90	0.158
2008	1.90	0.158
2009	1.90	0.158
2010	1.90	0.158

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